

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** *JL for* Jennifer Steingasser, Deputy Director Historic Preservation Development Review

**DATE:** July 21, 2016

**SUBJECT:** **Supplemental Report for ZC #15-33**, Consolidated Planned Unit Development (PUD) and related Zoning Map Amendment from C-M-1 to R-5-B, 1339, 1343-1345, and 1341-1355 E Street SE (Square 1043, Lots 128, 156, 157, 818, and 819)

### **I. APPLICANT'S POST-HEARING SUBMISSION**

At its June 30, 2016 public hearing, the Zoning Commission requested the Applicant to address certain questions and issues. The Applicant subsequently submitted its Post-Hearing Submission (July 14, 2016), Exhibit 39, which respond to Zoning Commission comments and concerns.

<b>Zoning Commission Comments</b>	<b>Applicant's Response<sup>1</sup></b>	<b>OP Analysis</b>
Request straight-on perspective view of parapet rail assembly.	The Applicant provided a rendering depicting the parapet/guardrail system (Sheet A-304).	While the cornice would be visible from the street, it appears that parapet/guardrail system should generally not be visible from the street. OP believes this is an acceptable treatment and preferable to a four-foot metal parapet.
Ensure guardrail on penthouse does not exceed maximum penthouse height.	The Applicant provided a detail for the guardrail (Sheet A-303).	The guardrail will not exceed the maximum permitted penthouse height of 15 feet.
Achieve LEED Gold certification.	The Applicant has committed to achieving LEED Gold and provided an updated scorecard (Exhibit A).	The Applicant's LEED scorecard shows a total project score of 60, which meets the LEED Gold standard.
Provide additional information regarding courtyard layouts and materials.	The Applicant provided courtyard elevations including proposed materials (Sheets A-208 and A-210 through A-212).	The Applicant has introduced color and texture in the courtyard through the use of painted metal and fiber-cement trim, metal and cementitious panel, and masonry architectural block.  The Applicant is showing additional balconies in the courtyard.
Review distribution of IZ units.	The Applicant has modified the distribution of IZ units and provided a revised plan (Exhibit C).	The IZ units now appear to be distributed evenly throughout the project.
Address DDOT concerns.	The Applicant continued discussions with DDOT and determined that the MOU with ANC 6B would not be affected.	DDOT has indicated that the Applicant's response is satisfactory.

JS/emv

<sup>1</sup> See Applicant's Post-Hearing Submission, dated July 14, 2016, Exhibit 39.